

# COMMUNITY FACTS AND FACTORS

## Torrance Ranks Lowest In Comparative Governmental Cost

I have a fine Stucco Duplex in fine location at Long Beach, income \$90 per month. Party will exchange equity for clear Torrance lot.

Also a good six room Bungalow in good location at Long Beach. Will exchange Equity for clear Torrance lot.

I have a good Stucco Bungalow, a real nice home for sale at \$1,000 below value. Come and see it.

**F. D. Murray**  
Bonded Real Estate Broker  
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Phone 130-R  
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TORRANCE

### City System Is Most Economic of Group Over Big Territory

Investigation Shows Torrance Has Better Government for Less Money Than Neighbors

**EDITOR'S NOTE.**—This is the sixth of a series of articles, graphically illustrated, on various phases of the community's growth, development and condition. Data and charts are compiled and prepared from authentic records by Secretary Carl L. Hyde of the Torrance Chamber of Commerce. We suggest that these articles be clipped and preserved as they appear from time to time, furnishing in the end a comprehensive analysis of the community.

An earlier article of this series treated comparatively various municipal tax rates and showed Torrance to be in an enviable position. The previous article dealt with the various revenues and expenses of municipal governments.

Today's installment of the Facts and Factors series is designed to treat graphically the total revenues from all sources of several municipalities, comparative in population with this community, over a wide geographic margin. The figures are taken from the annual report of State Controller Ray A. Riley, involving the operating period of 1925-1926. The figures for the immediate past fiscal year are not yet available.

The total revenues of municipalities go to defray the costs of a large number of activities, including general government, protection to person and property, conservation of health, sanitation, promotion of cleanliness, highway and street maintenance, legislation, finance and accounting, law and accounting, elections, judiciary, and miscellaneous operating.

Last week's article contained a paragraph from the industrial and civic survey of Eberle and Riggelman, reading as follows:

"There has been general satisfaction with the government among the citizens of Torrance. There seems to be a traditional policy of business administration rather than political administration. The advantages of such a system have been and are obvious to industrial and commercial men. No other city in Southern California has a more satisfactory system of representative government than the City of Torrance."

The reflections of facts in the accompanying graphs typify the truth of the Eberle and Riggelman assertion. The comparative graph

### Graphs Show Advantage in Government Costs

Piedmont	\$434,844
Redwood City	291,667
Coronado	259,336
Calexico	225,400
Corona	207,342
Santa Clara	180,248
Salinas	171,350
Santa Maria	163,842
Monterey Park	158,865
TORRANCE	158,753

Cities shown above are truly comparative, being practically of equal population.

shows cities equal in size to Torrance. Carrying the comparison into cities larger than Torrance, on a per capita basis, also results in placing Torrance in relatively the same favorable economic condition as regards cost of government as shown on the comparative population graph.

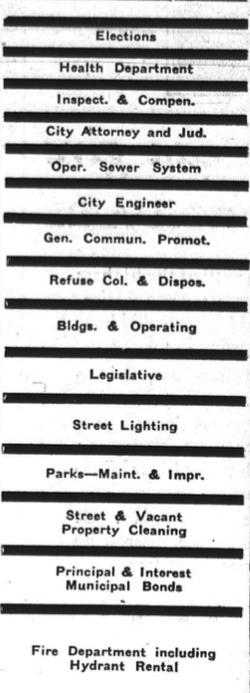
The general distribution of municipal revenues, as shown in the Torrance city government cost graph, when analyzed in comparison with other communities, including those in the comparative chart, likewise shows Torrance the most consistent in its application of governmental advantages.

The vertical chart shows comparatively the distribution of Torrance city government costs. With the economy which has been effected during the immediate past fiscal year, the various facts illustrated here no doubt would show still greater efficiency. This assumption is based on the fact that all of the communities compared here except one increased their municipal tax rates last year, whereas Torrance decreased its municipal rate 22c.

There never has been a time in the history of this great nation when there has been so much hard thinking applied to means and measures to effect economy consistent with the proper management of government. The nation has set a glowing example for state, county and municipal governments to follow. Unfortunately, however, a substantial number of states have shown an increase in cost of government, rather than a decrease, in the past few years. This also is very markedly true of a predominate number of counties, and their various municipalities in this state. Mr. Riley, in his introductory remarks to the publication from which the above quoted facts are taken, says:

"The business of the government has become so complex that it is idle to expect the ordinary citizen to have an intellectual grasp of public fiscal affairs. Moreover, their duly elected officials frequently place the responsibility of constantly increasing tax burdens upon the people, a statement that is only partially true and therefore misleading. If public officials generally cultivated the courage to stand against unwise and foolish expenditures of public money, the electorate would have more confidence in its servants and the tax burden ultimately would solve itself."

The administrative authorities of Torrance appear to have exemplified Mr. Riley's admonition. Is it not entirely possible that the above facts, combined with the



### Compilation Shows California Growing

California is growing! A compilation of census data showing the industrial development of the state recently completed by the California Development Association shows that California ranks eighth among the ten leading states in the nation in total value of manufactured products. During 1925, California produced manufactured commodities valued at \$2,442,952,104.

Since 1914, the number of wage earners has increased 84%, total payrolls 118%, and total value of products 360%, in comparable industries. Comparable industries from 1919 to 1925, show a 29% increase in wage earners, and a 36% increase in value of products, the latter in spite of a considerable decline in the general level of wholesale prices over the period compared.

During 1925 there were 9,638 manufacturing establishments in California, employing an average of 249,552 wage earners, and paying a total of \$250,335,411 in wages. Principal materials used cost \$1,474,887,292, which, subtracted from the total value of products, leaves a net value added by manufacture amounting to \$968,064,812.

With due allowances for double counting, and for the fact that the state's largest manufacturing enterprises are primarily engaged in processing local agricultural, forest, and mineral products, it is significant to note that manufacturing industries have grown to a point where the net value added by their operations is only slightly less than the total value of all raw products of the farms, forests, mines and fisheries of this state, and exceeds by far the total value of products of any one of these basic extractive industries.

Estimates based on employment reports of the State Bureau of Labor Statistics show an increase of a little more than 2% in wage earners employed in California manufacturing industries during 1926, as compared with 1925.

During the past six years there has been a net addition of 1,341 new manufacturing establishments in California, or an average of 223 per year. Growth was most rapid between 1921 and 1923, as reflected by new establishments, number of wage earners and value of products, in comparable industries.

### TORRANCE NOTES

Mr. and Mrs. Don Rader of San Francisco and Mrs. Marilla Jones of Los Angeles were visitors in Torrance early this week.

Judge and Mrs. E. D. Black of Flint, Michigan, were guests of Grover Whyte last week.

Mr. and Mrs. L. C. Randles of Eldorado street were guests Thursday of Mr. and Mrs. H. G. Randles of Lomita.

Mr. and Mrs. E. N. Tomkins of Gramercy avenue were entertained Sunday by Mr. and Mrs. Ralph Clever of Fullerton.

Rev. and Mrs. F. A. Zeller and family of San Bernardino were guests of friends here from Monday until Thursday.

Mrs. George Keyes has recovered from an illness of the three weeks' duration.

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4 houses in Moneta, all new and worth \$3750 each, for \$2500.00

5 room house, new, on Cedar St. \$3750.00

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One 4 room house and one 3 room, good location near school, the two for \$2750.00

**TORRANCE INVESTMENT CO.**  
1409 Sartori Ave. Torrance Phone 176

**FOR SALE**

New 4-room house on Carson St. First block east of Western Ave., \$3500.

New 4-Room House South of Town \$2650 \$150 Down, Balance \$35 Per Month

House on Andreo Ave., close in \$2650

New 4-Room House West of Town \$2950 \$150 Down, Balance \$35 Per Month

All of the above houses are modern and have two bedrooms.

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**FOR SALE:** 80 ft. by 140 ft. in main part of town; assessments paid; price right.

**TRADE:** 11 acres in Riverside, improved with 7 room house, for income property, will assume.

**TRADE:** 10 acres south of Riverside, improved with 5 room house and walnut trees.

**SALE or TRADE:** 16 apartment house in Torrance, all doubles, improved with the latest including frigid air refrigeration, etc.

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TORRANCE

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**SACRIFICE!**

We have a special price for a few days on the N. W. corner of Redondo and Cravens; 90x147 to alley; of \$6750.00. This is an outstanding buy and a real money maker. Visualize what this will be worth 5 years from now. Terms.

We can sell your business if it will stand close investigation.

We have some bargains in residence lots. Prices are lower than they will ever be again. Buy a lot and build a home.

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Chamber of Commerce Building

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